



City of Greensboro

FY 2014-15 CAPER

**Comprehensive Annual Performance
Evaluation Report [CAPER]
Narrative**

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INTRODUCTION

The 2014-15 CAPER submission references tables and workbooks found in the Greensboro Consortium's 2010-2014 Consolidated Plan. The Plan can be accessed at: City Hall; 300 W. Washington Street, Greensboro, NC.

The Consolidated Plan follows the six principles established by the Interagency Partnership for Sustainable Development, plus an environmental component.

- Principle 1: Provide more transportation choices
- Principle 2: Promote equitable, affordable housing
- Principle 3: Enhance economic competitiveness
- Principle 4: Support existing communities
- Principle 5: Coordinate and leverage federal policies and investment
- Principle 6: Value communities and neighborhoods
- Principle 7: Recognize the environment as a critical element of community sustainability

The overall goal of the community planning and development programs covered by the Consolidated Plan is to develop viable communities by providing decent housing, promoting a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The primary means towards this is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations in the production and operation of affordable housing.

In conformance with the Consolidated Plan, Greensboro's Community Development Block Grant, Emergency Solutions Grant, local Nussbaum Housing Partnership funds and HOME Consortium member funds were directed toward homeownership, housing rehabilitation and public services that served the needs of primarily low-to-moderate income households within designated geographic boundaries in the city and member jurisdictions.

\$7,660,825 from combined sources (\$4,005,337 of HUD funding) was allocated for the 2014-15 Neighborhood Development Department budget.

Highlights of 2010-2015 Accomplishments:

- Bessemer Center-Renaissance Center Revitalization included a renovation of a deteriorated shopping center for reuse as a neighborhood resource center and commercial use, including a Co-op in a designated Food Desert.
- South Elm Street revitalization made tremendous strides in demolition, development, infrastructure designs, and broke ground in 2015 for the first stages of construction.
- Completion of a Regional Analysis of Impediments to Fair Housing.
- Launch of the Interactive Resource Center as the new day center facility.

- Rehabilitated 160 single family units.
- Provided assistance to 101 homebuyers through the HOME funded Downpayment Assistance Program.
- Commenced the HOPWA program in 2011 and served 141 households affected by HIV/AIDS since the program inception.
- Received a \$5 million grant from the DOE for the BetterBuildings program and performed 1,768 energy assessments and improved the energy efficiency of 1,407 cumulative residential and multi-family units.
- Enhanced economic development through the Targeted Loan Pool program by approving 8 new local businesses to receive loans.
- Trained over 2,000 individuals on Fair Housing Laws through the efforts of the City of Greensboro Human Relations Department.
- Partners Ending Homelessness, our Continuum of Care (CoC) subrecipient, assisted 78,134 individuals/families via shelters, transitional housing, housing counseling, homeless prevention, and rapid re-housing.

1. GENERAL NARRATIVES

1.1 Assessment of 5 Year and 1 Year Goals and Objectives

The Consolidated Plan sets goals for the use of Federal funds by the City of Greensboro and Guilford County, as well as the for-profit and non-profit partners that work with the City and County to achieve those goals. Each of the subsequent Annual Plans and CAPER's for the five-year planning period of the Consolidated Plan will evaluate the success of the City and County in carrying out the goals and strategic actions of the plan. This is the last year represented by the 2010-2014 Consolidated Plan.

Highlights of this year's accomplishments under the Consolidated Plan include:

Principle 1: Provide more transportation choices

- Greensboro Downtown Greenway - This 4 mile pedestrian infrastructure project will enhance all downtown and adjacent neighborhoods by creating walking and cycling connectivity circling the downtown and linking to radial trails. Construction of 20% of the Greenway is complete, with design underway on the remaining 80%. Construction is scheduled to begin on 55% of the Greenway during 2016.

Principle 2: Promote equitable, affordable housing

- Active housing projects included City-wide Housing Rehabilitation programs, HOME subsidies for multi-family development, single family development and homebuyer subsidies.
- The BetterBuildings program completed final energy upgrades in March 2014. The Department of Energy granted an extension until November 2014 to finalize the financing program for use beyond the end of the grant period. Loan loss reserve funds are currently deposited with two local lenders--Carolina Bank and Greensboro Municipal Federal Credit Union--to promote the continuation of energy upgrades within Greensboro's city limits. Approximately 27 households have utilized these loans, totaling \$173,871, since the beginning of the BetterBuildings program.
- Homelessness Prevention has continued to be successful in reducing homelessness. Point-in-Time counts for 2015 showed a 30% decline in individuals with chronic homelessness over the last year.
- During the year, the City contracted with a local non-profit agency that provided homebuyer education and foreclosure prevention sessions. As part of the curriculum, program participants received helpful information on the various aspects of budgeting and saving money. Many of the participants were required to take a series of financial fitness courses prior to their home purchase. Home inspectors were also brought into these sessions and they shared information with the participants on how they could cut costs on their energy bills, etc. by maintaining their homes. In order to promote awareness to potential homeowners about the City's assistance and availability, some outreach was done by providing informational pamphlets.

Principle 3: Enhance economic competitiveness

- The South Elm Street Redevelopment Plan has remarkable potential as a mixed-use extension of downtown Greensboro. Construction on the first anchor development, Union Square Campus, is underway with an expected opening date of August 2016.
- The Bessemer Shopping Center has been sold to a private developer and will contribute positively toward the Phillips-Lombardy area through new jobs and services. Renovations to the building and recruitment of new tenants are underway.

Principle 4: Support existing communities

- City staff continues to work with the Cottage Grove neighborhood within Willow Oaks to coordinate revitalization of the area in cooperation with the Purpose Built Communities' method of holistic community development. City staff provides ongoing support for neighborhood planning.
- A Brownfields Agreement was finalized with North Carolina Department of the Environment and Natural Resources in October 2014 to support redevelopment of the South Elm Street Brownfields site adjacent to the Central Business District. Infrastructure improvements began in late 2014.

Principle 5: Coordinate and leverage federal policies and investment

- The City created the Fresh Food Access Plan to create strategies that improve access to fresh local food in food deserts. The plan, adopted by City Council in August, was funded in part by a US Department of Agriculture Local Food Promotion Program planning grant. The City partnered with Guilford County and a large variety of community groups to create the plan and will build on these relationships when considering implementation. This includes applying for an implementation grant from the Local Food Promotion Program in 2016.

Principle 6: Value communities and neighborhoods

- Revitalization of the Cottage Grove neighborhood within Willow Oaks is focused on providing quality educational experiences, cradle to career, for students of the community and offering an array of housing types at a variety of price points. This initiative is being led by a dedicated non-profit and neighborhood residents. The City provides support as requested.
- City staff continues to work with the Willow Oaks neighborhood association and the homeowners' association management company to restart the neighborhood development process that stalled during the recession of 2008. Discussion with the previous developer is underway to finalize termination of their responsibilities and rights under the Covenants, Conditions, and Restrictions document.

Principle 7: Recognize the environment as a critical element of community sustainability

During 2014-15, the Community Sustainability Council conducted the following initiatives:

- Co-Hosted a Green Technology Forum, in cooperation with the NC Sustainable Energy Association and the US Green Building Council to discuss residential energy conservation and the resulting types of possible business opportunities.
- Compiled and analyzed relevant data to synthesize a 2013 update of Greensboro's 2007 Greenhouse Gas Inventory. Data revealed that overall greenhouse gas emissions declined in Greensboro over the 6 year period, but the majority of the decline could be attributed to the loss of energy-intensive industrial operations resulting from the economic recession, along with the transition by Duke Energy from coal-fired power generation to nuclear, natural gas, and other sources.
- Recommended amendments to the Greensboro Land Development Ordinance permitting community gardens and agricultural sales as primary uses in residential zones.
- Began background research to develop cost-effective strategy recommendations for Greensboro to become a leader in promoting solar energy generation. This effort is ongoing.

A scarcity of affordable land, funding constraints, and poor economic conditions nationally and locally were three realities that presented obstacles to addressing all priority needs. In spite of difficult economic circumstances, the goals of the *2014-15 Annual Plan* were met or exceeded through housing and community development activities.

City of Burlington: Assessment of Five Year Goals

As of June 30, 2015, the City of Burlington completed 88% of its five-year goal for housing rehabilitation for a total of 44 owner occupied units.

During the program year (FY 2014-2015), the City rehabilitated ten (10) owner-occupied houses using Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and leveraged resources. Of these houses, the City renovated and made accessible homes for five disabled head of households. Elderly individuals headed eight of the households. For one homeowner, the City reconstructed a dilapidated home. Of the 10 units tested, the City used interim controls or abatement procedures to reduce the lead-based paint hazards in nine positive units. All rehabilitated units were brought from substandard to standard conditions and made energy efficient.

The City of Burlington did not undertake any rental housing rehabilitation projects. As a member of a HOME Program Consortium, the City did not receive any homebuyer's assistance funds for the program year.

The full Burlington CAPER report is posted online at: [Burlington, NC - Official Website - Community Development Division](#)

1.2 Affirmatively Furthering Fair Housing

The City of Greensboro completed an update of the Analysis of Impediments (AI) to Fair Housing Choice in FY 2014-2015. In 2013, the City of Greensboro joined with the City of Burlington, City of High Point, and the Surry County HOME Consortium to complete a Regional Analysis of Impediments. This document was finalized in November 2014 and was incorporated into the new Consolidated Plan in 2015. The update replaces the previous AI done in 2010. The impediments and strategies listed under "Affirmatively Furthering Fair Housing Plan: 2014-2015" describe what was identified and measured in the previous 2010 AI. Greensboro will begin to report on our efforts of affirmatively furthering fair housing based on the 2014 Regional AI in the next CAPER (FY 2015-2016). This will allow a full fiscal year of fair housing accomplishments.

Human Relations Fair Housing Division Efforts

During the City of Greensboro FY 2014-2015, there were fourteen (14) fair housing discrimination complaints filed with the Human Relations Department (HRD). Two (2) are ongoing investigations (near conciliation) as of June 30, 2015, four (4) cases conciliated, one (1) "cause" determination issued, six (6) "no cause" determination issue and one (1) case withdrawn by the Complainant. In addition there were two "cause cases" from previous years that were administratively closed by the HRD.

Since FY 2012, there has not been any testing conducted by the department to affirmatively further fair housing due to lack of funding and/or available Partnership Grants. The HRD continues to participate in conferences, training opportunities, and workshops associated with housing issues, particularly fair housing. During the City of Greensboro FY 2014-2015, the HRD conducted 17 educational sessions to city staff, housing professionals, property management staff, maintenance staff, realtors, brokers, advocates, residents, and others to inform and promote the Fair Housing Laws.

Affirmatively Furthering Fair Housing Plan: 2014-2015

Impediment 1: Disparity in mortgage loan approval rates among non-Whites and non-Hispanic White populations.

Goal: Analyze the mortgage loan approval practices of local lenders to better determine causes of approval variations in HMDA loan data.

Strategy: The HMDA analysis conducted by the City of Greensboro identified lower ethnic and gender approval rates for mortgage applications; however the data has limitations and there is no way of knowing what happens prior to when an application is made or how many times an individual may be denied before getting approved. To address this issue, the City of Greensboro utilized Greensboro Television Network (GTN) to broadcast programs dedicated to educating residents on how to improve their credit and avoid poor lending practices. GTN is broadcasted in approximately 100,000 homes and can be viewed on the city's website.

Impediment 2: Testers from various races were either steered away, blocked from access to available properties, or shown preference depending on the neighborhood.

Goal: Apply GIS analysis to HMDA data and other indicators, such as FICO scores, to identify specific neighborhoods for home-ownership/lending/credit education actions.

Strategy: The City of Greensboro plans to conduct "accented callers" phone testing to supplement the Human Relations enforceable local testing program that was conducted through the FHAP grant in recent years. This testing included a broad group of testers including "blue collar" testers. The feasibility of the originally planned GIS analysis proved to be low as a result of the HMDA data inaccuracy. Additionally, the qualifications and time for staff to conduct this study is not available.

Impediment 3: The geographic isolation of subsidized affordable housing and affordable housing in the unsubsidized housing market limits the ability of lower income households to exercise meaningful housing choice.

Goal: Engage neighborhoods most impacted by impediments to fair housing choice to participate in workshops lead by realtors and lenders that teach comprehensive, re-engineered, homebuyer and credit courses.

Strategy: The 2010 Consolidated Plan (the Plan under which this CAPER falls) implemented a policy to encourage affordable housing development in conjunction with higher income, and moderate income, development; especially with significant new development or redevelopment. The City's Affordable Housing Development Request

for Proposals prioritizes housing in proximity to higher opportunity areas with transportation, jobs and services. Additionally, the Human Relations department conducted outreach training to four (4) management companies and 57 individually licensed real estate agents/brokers, and a Fair Housing Education and Outreach program was continued for immigrant communities in Greensboro. Participating in promoting affordable housing efforts reached a total of 850-900 individuals through trainings, the Faith Action ID Drives, Annual Greensboro Housing Summit, and community outreach initiatives.

Impediment 4: Many of the rental units available to lower income people are of lower quality, older, poorly insulated, and/or present other conditions that pose economic or health problems for the tenants.

Goal: Implement mandatory Fair Housing education for city funded emergency shelters, transitional housing, and affordable rental housing.

Strategy: The City partners with local housing non-profit organizations to leverage the City rehabilitation programs and provide support to targeted programs including the *Healthy Communities; Healthy Greensboro* program implemented by the Greensboro Housing Coalition to address the high rate of asthma hospitalizations in targeted zip codes and the *Aging Gracefully Initiative* implemented by Community Housing Solutions of Guilford targeting the needs of older adults aging in place.

Impediment 5: Regulatory barriers exist that increase the development cost of new affordable housing developments.

Goal: Identify strategies to lower the cost of affordable housing development.

Strategy: The city has a provision to exempt new affordable housing developments from water and sewer capacity use fees and the city allows accessory dwelling units, home occupations, migrant farm housing, and manufactured housing in single family zoned areas.

1.3 Accomplishments in Major Activity Areas

The Planning and Neighborhood Development departments carry out federally funded activities in four major areas: affordable housing (including housing development, rehabilitation, and homebuyer assistance), homeless services, neighborhood redevelopment, and economic development.

1.3 a) Affordable Housing

Housing Development Activities

Housing development activities are focused on expanding the supply of quality, affordable rental housing for very low and low-income households, collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities, and addressing the special housing needs of underserved populations through permanent supportive housing units.

Accomplishments for these objectives are realized through collaborative activities within the Neighborhood Development Department, across City Departments, and in partnership with community organizations.

In addition to addressing the needs of affordable housing, these activities provide economic benefits to the community through job creation, business development, and community development. The tables reflect the range of active projects and the objectives they strive to accomplish. Project timelines range from annually to a span of many years.

Affordable Homeownership

	Total # Lots	HOME Lots	Prior Sales	14-15 Sales	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status
Greensboro								
Ole Asheboro – 08-09	3	3	1	2	\$77,160.00		Self-Help CDC	Complete
Willow Oaks - Phase 2	180	49	32	1	\$662,384.00	\$12,451,624	Greensboro Housing Development partnership	Construction
Glenwood CHDO Rehab/Resale	6	6	1	1	\$150,000.00		Housing Greensboro	Construction
Unity Builders – NSP Houses	4	3	1	0	\$350,000.00		Unity Builders	Construction
Operation Infill – Phase 6	4	4	2	2	\$84,000.00		Habitat	Complete
Operation Infill – Phase 7	9	9	8	1	\$40,000.00		Habitat	Complete
Gillespie St Homes	2	2	0	1	\$46,618.00		Housing Greensboro	Sales
			Total:	8	\$1,410,162			

Affordable Rental

	Total # Units	Assisted Units	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status	Supportive Units
Greensboro							
Terrace at Rocky Knoll – new construction – 419 Rocky Knoll Rd	48	24	\$497,500		Beacon Mgmt	Complete	5 supportive housing units for disabled through Key Rent Program
Everitt Square – rehabilitation – 2130 Everitt Street	16	12	\$536,719		Partnership Homes	Construction	16 permanent supportive housing units
Hope Court – new construction - 3701 Hope Court	16	12	\$1,088,602		Affordable Housing Mgmt	Construction	6 permanent supportive housing units
Jonesboro Landing, Ph 2 – new construction – 2409 Charlotte Street	9	4	\$450,900	\$301,400	East Market Street Dev Corp	Design	
Berryman Square – rehabilitation – 200 Berryman Street	44	44	0	\$1,142,625	Affordable Housing Mgmt	Construction	5 supportive housing units for disabled through Key Rent Program
Guilford County							
Peacehaven Farm – new construction – 1468 Hwy 61 S, Whitsett	6	3	\$375,000		Peacehaven Farm	Complete	4 permanent supportive housing units for intellectually disabled adults

Housing Rehabilitation Activities

Maintaining the stock of existing, quality housing is a community priority. Throughout the program year, staff worked with homeowners and investor owners to rehabilitate sub-standard housing and other health related concerns such as mold and mildew, pests, and ventilation.

Housing Rehabilitation programs utilized CDBG and HOME and local funds. Multiple fund sources were utilized frequently to maximize project outcomes.

Housing Rehabilitation Programs provided grants and low interest loans to assist 7 households with low/moderate incomes through the repair of tenant and owner occupied housing. These projects were executed by local contractors. It should also be noted that some units reported below used a combination of funding sources.

Housing Rehabilitation

Federal, State and Local Funding for Project Costs	Expenditures	# Units Counted as Complete and Unique	# Units made Handicap Accessible
CD Rehab	\$66,282.34	2	1
CD Lead Match	\$ 0	0	
CD Minor Repair	\$ 0	0	
CDBG Totals	\$66,282.34	2	
HOME Citywide Rehab	\$ 168,224.87	5	3
HOME Totals	\$ 168,224.87	5	3
HUD Lead Grant	\$ 0	0	0
NCHFA Duke Energy/Home Performance with Energy Star Program	\$ 0	0	
NCHFA Single Family Rehabilitation Program	\$0	0	0
County HOME Program	\$0	0	0
Total Project Costs	\$234,507.21	7	4

Home Buyer Assistance

The homeownership program provides down payment and closing costs assistance to first time homebuyers for purchase of property located in the City of Greensboro. Eligible buyers have incomes levels that range up to 80% of medium area income. The objective of helping low-moderate income families achieve homeownership was accomplished in Fiscal Year 2014-15.

Despite the slow recovery of the economy, families continue to pursue and achieve the dream of homeownership. With financial assistance through the homeownership program, 12 families received assistance. Median incomes ranged as follows: 3 within the 30%-50% Median; 6 in the 50%-60% Median and 3 in 60%-80% Median. The 12 households ranged in age from 23 up to 71. Of the total 12 households, 10 were single or single parent-headed households and 5 of the 12 were referred from other non-profit housing agencies in the City.

In October 2010, an energy efficiency grant component was added to the homeownership program. This component was implemented to encourage more affordable homebuilders to incorporate higher energy efficiency levels into their construction processes and to encourage buyers to consider the purchase of more efficient homes. For homes to be eligible for this grant the property must be certified as Energy Star qualified by an independent, third-party, RESNET-accredited, Home Energy Rater and a certificate must be provided. The \$3,000 grant is used to offset the cost of writing down the purchase price of the property. Three households applied for, and received, funding through this component.

The total funds expended for this fiscal year to assist first time homebuyers purchasing through the GAHLI Program for second mortgage assistance and the energy efficiency grant was \$50,000.

1.3 b) Homeless Services

Homelessness prevention services were implemented with federal CDBG, ESG, and with local Nussbaum Housing Partnership funds. Directing funding to meet the needs of homeless and near-homeless residents helped Greensboro close the public services gap. Funded services included transitional and emergency shelter operations, tenant based rental assistance, and providing short to medium term bridges to sustainable housing for households experiencing homeless or imminently at risk of being homeless.

Technical Support

Other efforts included participation in the Continuum of Care (CoC) to assist the lead CoC agency, Partners Ending Homelessness, with capacity building. This agency served as the project sponsor for certain administrative functions for the City's 2014-15 Homelessness Prevention Service Programs.

Addressing Housing for Homeless and Special Needs Populations in a Continuum of Care

Partners Ending Homelessness is the lead agency for the Greensboro-High Point Continuum of Care. Partners Ending Homelessness works closely with various government agencies, non-profit organizations, the Greensboro Housing Authority and community advocates to provide housing and supportive services to individuals and families experiencing homelessness and the special needs populations.

The City of Greensboro utilizes multiple federal and local funds to support homelessness prevention service programs. High City standards for non-profit agency program and financial compliance can help qualify agencies to obtain funding from other sources. City funded programs included Emergency Shelter Operations, Emergency Assistance (Homelessness Prevention), Transitional Shelter Operations, Housing Vouchers for the Chronically Homeless, Housing Counseling and Information Referral Services, HOME Tenant Based Rental Assistance for households that are homeless or at risk of homelessness and are pursuing job related training or education, and the Homelessness Prevention Rapid Re-housing Program. Partners Ending Homelessness' Board of Directors, after review and recommendation from the Allocations Committee of Partners Ending Homelessness, recommended funding that was approved by the Greensboro City Council. In addition to non-profit agencies' programs, the Greensboro Housing Authority serves low income people, who may also have special needs, through housing voucher programs.

Homeless prevention service programs were expended in the total amount of \$644,463 from a combination of CDBG, ESG, and Nussbaum Housing Partnership Funds. Details of the following summary of benefits of Homelessness Service and Prevention Activities supported by the City of Greensboro are found in the table below.

- Housing Counseling and Information Referral services benefitted 3,612 people, who experienced a housing crisis with \$109,000 of local funds.

- Homelessness Prevention and Rapid Re-housing services benefitted 85 families with \$131,982 in ESG funds.
- Emergency Shelter Programs benefitted 1,886 people with \$272,864 in CDBG, ESG, and Nussbaum funds.
- Transitional Shelter Programs benefitted 108 people with \$175,941 in CDBG, ESG, and Nussbaum funds.
- The HOME funded Tenant Based Rental Assistance program benefitted 5 persons (in FY 14/15) that were formerly in Homelessness Prevention Rapid Re-housing Programs with head of household pursuing employment training or education to increase employability. \$15,703 in HOME Program funds was expended.
- With the exception of the Housing Hotline, the reported number of people served in all programs reflects unduplicated people within each program, however; participants may have utilized multiple programs during the course of the fiscal year.
- In 2014-15 all City funded non-profit service provider agencies used the Carolina Homeless Information Network Homeless Management Information System for HUD required reporting data.

Continuum of Care Support: Non-Profit Service Providers

Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds
Family Service of the Piedmont, Clara's House Emergency Shelter	163	Shelter women domestic violence victims and their children	\$32,532	\$32,532		\$7,726		\$24,806
Greensboro Urban Ministry, Weaver House Emergency Shelter	1270	Shelter single men and women	\$34,707	\$34,707			\$34,707	
Salvation Army, Center of Hope Emergency Shelter	319	Shelter families, single women & men	\$161,020	\$161,020		\$123,783	\$37,237	
Youth Focus, Act Together Emergency Shelter	134	Shelter youth	\$44,605	\$44,605			\$20,140	\$24,465
Emergency Shelter Programs TOTAL	1886		\$272,864	\$272,864	\$0	\$131,509	\$92,084	\$49,271

Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds
Jericho House	6	Transitional housing for men re-entering from prison	\$7,376	\$7,376				\$7,376
Mary's House	20	Transitional housing for women recovering from substance abuse and their children under up to age 12	\$44,553	\$44,553				\$44,553
Room at the Inn of the Carolina's	50	Maternity home for homeless, pregnant, women of any age with or without previous children	\$39,493	\$39,493			\$39,493	
Servant Center Inc, Servant House	32	Transitional housing for men who are disabled or terminally ill.	\$62,297	\$62,297		\$17,744	\$44,553	
Youth Focus, My Sister Susan's House		Homeless women ages 16-21 who are pregnant or parenting a young child	\$22,222	\$22,222				\$22,222
Transitional Shelter Program TOTAL	108		\$175,941	\$175,941		\$17,744	\$84,046	\$74,151
Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds
Greensboro Housing Coalition/Housing Hotline	3612	Housing Counseling and Information Referral Services	\$109,000	\$109,000		\$14,925		\$94,075
Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds
Greensboro Housing Coalition	1	Housing Vouchers	\$35,000	\$1,658				\$35,000
Salvation Army	49	Housing Vouchers	\$85,000	\$85,000				\$85,000
Housing Voucher TOTAL	50		\$120,000	\$86,658	\$0	\$0	\$0	\$120,000

Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds
Total for FY 2014-15	5656		\$677,805	\$644,463	\$0	\$164,178	\$176,130	\$337,497

Counts are unduplicated in each program, but the same people may have participated in multiple programs
The Housing Hotline may include duplicates counts in the call log.

1.3 c) Neighborhood Redevelopment

Redevelopment projects are typically long term and contain a number of objectives including providing decent affordable housing, creating economic opportunities, and creating sustainable or suitable living environments. In addition to providing opportunities for affordable housing, many redevelopment activities also provide opportunities for economic development through job creation and mixed use development. Homebuyer assistance and housing rehabilitation activities complemented redevelopment activities to achieve goals.

Affordable housing objectives were addressed through the implementation of Redevelopment Activities with the City of Greensboro in the Ole Asheboro, Eastside Park, Willow Oaks, and Arlington Park communities.

Eastside Park

The Redevelopment Commission initiated activity in Eastside Park in 1990 and expanded the scope of activities in 1993. To date, over 70 owner-occupied homes have been built on assembled lots, over 80 apartments, serving low-moderate income tenants, have been rehabilitated, land has been leased at a discount for construction of a community center, a maternity home was constructed, and 20 town-houses were sold to low income homebuyers. Rehabilitation of two single-family houses to be sold to owner-occupants under 80% of AMI is complete, one has sold and the other is being marketed for sale. Ongoing initiatives in Eastside Park include reprogramming of the community park facility.

Willow Oaks

The Morningside/Lincoln Grove Redevelopment Plan calls for removal of substandard housing and construction of a mixed-income traditional-style neighborhood. The master plan includes 210 affordable rentals and approximately 260 for-sale homes. Anticipated is a Village Center with neighborhood retail intended to accompany the Childcare and Community Center facility. City staff has worked closely with the neighborhood association and the homeowners' association management company to identify strategies for renewing single family home sales.

Neighborhood Activities

Project	Description	Status	Background	14-15 Expenses
Ole Asheboro	Finalization of the MLK North A-1 development. Release of RFQ/P for development of A-2, A-3, A-4	New Zion Missionary Baptist Church began construction late 2014. Development of a small box retail has stalled while appeals to a special use permit are being heard.	Redevelopment in Ole Asheboro was prioritized in 2004 into four main initiatives: mixed-use development along the northern end of Martin Luther King, Jr. Drive; single family housing development on existing vacant lots; development of housing around Dorothy Brown Park and Nettie Coad Apartments; Greenway development; and better programming and utilization of Douglas Park.	CDBG \$132,220.40
Arlington Park Neighborhood Revitalization	Disposition of property and property maintenance and vacant lots for homeownership	Staff continuing to market vacant properties for single family construction.		\$0
Eastside Park disposition of properties owned by the Greensboro Redevelopment Commission	No specific redevelopment activities undertaken this fiscal year.	House that was moved and rehabbed are being marketed for sale to owner-occupants. Restructuring of Bingham Park will proceed once environmental assessment by the state is complete and constraints are known.	The Redevelopment Commission initiated activity in Eastside Park in 1990 and expanded the scope of activities in 1993. To date over 70 homes have been purchased on assembled lots, over 80 low-mod apartments have been rehabbed, land has been leased at a discount for construction of a community center, a maternity home constructed and 20 townhouses sold to low income homebuyers.	\$0
Phillips Lombardy	Disposition of Redevelopment Commission owned property.	No activity has occurred at the site of leasehold property for the development of an Urban Farm on 2110 Phillips Avenue		\$0

1.3 d) Economic Development

Bessemer Center-Renaissance Center Revitalization

Revitalization of the Bessemer Center-Renaissance Center is underway. The property was sold to a private developer, and the center is being renovated for reuse as a neighborhood resource center and commercial uses.

South Elm Street Revitalization

Redevelopment activities in the South Elm Street Brownfields area will create economic opportunities for businesses and new jobs for low and moderate income people through development of a \$70+ million dollar mixed use addition to the city's Central Business District. Land acquisition, remediation, and execution of the Master Development Agreement and Brownfield Development Agreement with the Redevelopment Commission are complete. The development team is nearing completion on the design of the remaining infrastructure improvements. Construction of the first phase, a joint campus project, is under construction and a 200+ unit apartment complex is expected to begin construction in early 2016.

1.4 Other Actions

1.4 a) Meeting Under-Served Needs

The Continuum of Care lead organization, Partners Ending Homelessness, sponsored twenty trainings, including fair housing training, Rapid Re-housing, cultural competency, and assertive engagement to help non-profit agencies increase their capacity to meet underserved needs in Guilford County. Partners Ending Homelessness is set to launch the Coordinated Access and Assessment System in October 2015. This will enable the under-served in Guilford County to navigate the system through a central portal of entry.

1.4 b) Fostering Affordable Housing

All of Greensboro's HOME program funds and a relatively small portion of its CDBG expenditures were directed toward assisting with developing or maintaining affordable housing units. The City works closely with an extensive range of non-profit and for-profit housing developers to leverage Federal and City resources to achieve maximum benefit.

1.4 c) Eliminating Barriers to Affordable Housing

Neighborhood Development identifies four specific barriers to affordable housing within the City of Greensboro:

Limited Land and High Land Costs: Through its affordable housing development programs, the City provides funds to reduce the cost of land purchase and infrastructure development resulting in lower development costs, and thereby lowering sale prices and contract rental rates. Greensboro encourages non-profit developers to explore rehabilitation and infill development as an alternative to new construction in fringe areas. The City continues working with the Greensboro Habitat affiliate on Operation Infill (scattered site infill construction) and on plans for affordable single family and townhouse construction projects.

Low Density Zoning: Zoning for higher density residential uses continues to be perceived negatively in some neighborhoods. The City's water and sewer extension policy has expanded the supply of developable land on the City's periphery, but locating multi-family or more compact single family development within the City remains challenging. The City's affordable housing request for proposals process encourages sites near business corridors and transit-shed areas where amenities are prevalent and higher density development is desired.

Development Fees: The City continues to waive or reduce the Capacity Use Fee normally charged to all new development for new affordable housing units that are built, including both rental and owner-occupied units. An energy efficiency rebate program has been developed to encourage the use of sustainable practices and materials in new construction and renovations. Rebates of 50% of the permit fees are available for qualifying materials and practices.

Enforcement of Minimum Housing Code Ordinance: In FY 2014-2015 the Code Compliance Division of Neighborhood Development and the Minimum Housing Standards Commission, along with the Greensboro Housing Coalition and other local housing advocates and non-profits, worked with property owners citywide and were able to bring 462 housing units into compliance.

1.4 d) Filling Gaps in the Local Institutional Structure

Throughout FY 2014-2015 City and County government, non-profit homebuilders, private developers, grant-making foundations, the Greensboro Housing Authority and other organizations provided a wide range of services. All the entities work in partnership to meet housing needs.

Ten Year Plan and Continuum of Care Consolidation

Following training on the implementation of the 2009 HEARTH Act and consultation with local HUD staff, the City and Partners Ending Homelessness, Inc. entered into an agreement to have Partners Ending Homelessness manage a number of administrative functions in the City's annually contracted Homelessness Prevention Service Program. Point-In-Time counts have shown a 26% decrease in homelessness since last year. A coordinated system is scheduled to launch in October 2015. This system is expected to have a great impact on the quality of service that can be offered to individuals seeking to transition to permanent housing.

1.4 e) PHA Participation

Greensboro Housing Authority

The City of Greensboro and the Greensboro Housing Authority (GHA) enjoy a strong collaborative history of making affordable housing opportunities available to residents. This relationship helps foster ongoing coordination between local efforts to address the community's affordable housing needs. Neighborhood Development contracted with GHA in the fall of 2014 to provide \$120,000 for a voucher program to those that are referred from homeless agencies.

Since 1941 GHA has played a key role in providing affordable housing options for low and moderate-income citizens of Greensboro, North Carolina. GHA currently manages 2,209 public housing units in 19 different communities throughout the city and over 3,500 Housing Choice Vouchers.

Resident Initiatives

During the 2014-15 program year, GHA offered many programs and activities to its clients. The Family Self-Sufficiency (FSS) program coordinates education, training, and job placement to help clients obtain meaningful employment, develop a savings account, and become economically self-sufficient. The Public Housing Family Self-Sufficiency (PH-FSS) program assists public housing clients in obtaining community assistance for education, training, and job placement to help clients obtain self-sufficiency.

The Homeownership program assists families in becoming financially stable and in purchasing their own home. GHA was named a Department of Housing and Urban Development (HUD) - Approved Housing Counseling Agency and received from HUD a Housing Counseling Grant to further enhance the housing authority services.

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program is a federally-funded rental assistance program that helps low-income families in renting affordable, decent, and safe housing in the private market. Currently, GHA's program has over 3,500 vouchers to assist over 7,100 clients by paying landlords the difference between 30% of adjusted family income and the public housing authority's determined payment standard, or the gross rent of the unit, whichever is lower. The HCV program serves approximately 2,131 disabled clients, 815 elderly clients, and 400 homeless adults and children through a variety of special programs.

1.4 f) Lead-Based Paint Hazard Reduction

Since its beginning in late 2001, the lead-based paint hazard reduction program has worked with community partners to provide lead hazard education and outreach to the public and identify homes with potential lead hazards. Through four consecutive Lead Paint Hazard Control Program Grants over 800 homes have had lead hazard conditions remediated.

Applicants with young children are referred to the Health Department for elevated blood lead level testing. The program performs lead hazard inspections and risk assessments on eligible homes and mitigates lead hazards when identified. Neighborhood Development staff and program partners continue to raise public awareness about lead hazards in homes and use available resources to mitigate lead hazards in eligible homes.

1.4 g) Anti-Poverty Actions

Most of the activities carried out with the city's allocation of federal grants have the positive impact of helping to reduce the burden of poverty within the Greensboro community. The economy has negatively impacted Greensboro with a decline in wealth among middle and lower income households. Greensboro's strategy continues to direct resources toward identifying and addressing the housing needs of homeless and near homeless persons, funding affordable housing development, and supporting economic self-sufficiency solutions such as job training and small business creation.

1.4 h) Local Monitoring and Compliance

The CDBG, HOME, Section 108, and ESG programs have income and other Federal requirements that need to be implemented and monitored. Several City of Greensboro staff persons are assigned to various projects and programs. These staff persons are responsible for collecting data from sub-recipients and contractors to verify that funds are being spent in compliance with the regulations. The City of Greensboro employs an Internal Auditor specifically dedicated to additional monitoring of programs and expenditures to assure that all programs and fund recipients remain in compliance with regulations. Neighborhood Development and Internal Audit staff members produce close to 80 programmatic and

financial review reports annually along with approximately 40 site visits.

1.5 Affirmative Marketing Plans

The Affirmative Marketing policy is designed to reach both mainstream and under-served populations. The policy's goal is to provide information and attract eligible persons to affordable housing. All rental properties that have a HOME or CDBG investment are monitored annually and the marketing practices are reviewed. The affirmative marketing plan is included in the property report.

1.6 Leveraging Resources

Greensboro maximizes federal Community Development Block Grant (CDBG), HOME Program, and Emergency Solutions Grant (ESG) dollars by using these funds in conjunction with other local, State and Federal funds such as:

- City local tax dollars designated for housing in the Nussbaum Housing Partnership Fund, and voter approved housing and neighborhood redevelopment bonds.
- Low-Income Housing Tax Credits, Supportive Housing Development Program, Urgent Repair, and Single Family Rehabilitation program funds available through the North Carolina Housing Finance Agency and Neighborhood Stabilization Program funds available through the NC Division of Community Investment and Assistance.
- Other federal funding sources administered by Greensboro include Environmental Protection Agency Brownfield Assessment and Clean-up and Revolving Loan grants, Department of Energy Efficiency and Conservation Block Grants and BetterBuildings energy conservation programs.

Federal formula grant funds including funds from Community Development Block Grant (CDBG), HOME Program, and Emergency Solutions Grant (ESG) were spent on grant activities in conjunction with other Federal, State and local funds including:

- City tax dollars designated for housing in the Nussbaum Housing Partnership Fund and voter approved housing and neighborhood redevelopment bonds.
- Supportive Housing Development Program funds available through the North Carolina Housing Finance Agency.
- Federal Home Loan Bank – Affordable Housing Program funds.
- HUD Section 108 loan and Brownfield Economic Development Initiative funds.

Federal resources from HUD leveraged other public and private resources across multiple projects. Housing rehabilitation, neighborhood revitalization, homelessness related activities, and affordable housing development projects utilized various funds from HUD and other fund sources. Greensboro typically leverages approximately \$4 of other funds for every \$1 of CDBG and HOME funds expended on major projects.

1.7 Summary of Citizen Comments

Greensboro's Planning Board will hold a public hearing on the FY 2014-15 CAPER during its regular meeting on September 16, 2015. Notice of the hearing appeared in the September 4th edition of the *News and Record* and the September 3rd edition of the *Carolina Peacemaker*. City staff will present an overview of program performance. Members of the public are invited to comment on program performance.

1.8 Self Evaluation

Greensboro's Department of Neighborhood Development works in conjunction with the City Council appointed Planning Board to address goals adopted in the Five Year Consolidated Plan. The City of Greensboro and Consortium member communities establish annual goals with the help of interested residents who participate in developing each year's Annual Plan. The process is open and invites community participation.

Periodically staff apprises the Planning Board of progress being made toward meeting Consolidated Plan goals. It is paramount that the Consortium has adequate funding to keep providing the types of programs and services that help residents of low and moderate income secure affordable housing and access programs and services that promote decent, safe, and sanitary housing.

The overall accomplishments in each grant program area are detailed in the individual narratives throughout the CAPER. The overall goal of each program, to provide safe, decent and affordable housing to low-moderate income residents, has been met or surpassed.

Specific Housing Objectives and Section 215

Progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period are reported in the HUD IDIS System.

All Section 215 affordable housing opportunity requirements for low income households were met in fiscal year 2014-2015. Progress made on proposed goals is on track with the Consolidated Plan. The annual affordable housing completion goals table for Guilford County is located on page 145 of the Consolidated Plan. It outlines annual program year benchmarks totaling 1,650 beneficiaries, 100 rental units and 95 owner occupied units.

Homeless and Special Needs

The City renewed funding to provide service and prevention service providers to support a wide variety of programs and activities.

The 10 Year Plan to End Chronic Homelessness focuses on housing everyone experiencing homelessness, including those who are chronically homeless and mentally ill individuals being maintained in stable permanent supportive housing.

The HOME Tenant Based Rental Assistance Program was developed in fiscal year 2009-2010 by a team of community agencies to assist homeless or recently homeless people with rental and housing expenses while they pursue job training or education. The program was implemented in July of 2010 and has actively served 5 participants in fiscal year 2014-2015. Multiple non-profit agencies provide housing counseling services to assist homeless persons in making the transition to permanent housing and independent living.

HUD approved a county-wide 2012 Continuum of Care grant in the amount of \$1,768,826 for non-profit agencies providing services to people experiencing homelessness or formerly homeless.

Neighborhood Revitalization

Revitalization of low and moderate income and inner-city neighborhoods continues to be a core activity of Greensboro's program. During the past year, revitalization work continued in the Arlington Park, Eastside Park, Gorrell Street, Ole Asheboro, South Elm Street, and Willow Oaks neighborhoods.

Plans for a major mixed-use project are nearing completion in **Ole Asheboro**. New Zion Missionary Baptist Church began construction of the MLK North A-1 Mixed Use development in late 2014. Houses are under construction at 809, 811, and 815 Bennett Street, which were sold to Unity Builders under the Single Family Homebuilder Program for the construction of single family homes with owner occupancy restrictions. This home building program continues to progress but, given the slow recovery of the local housing market, sales continue to be slow.

The **Willow Oaks** HOPE VI project is roughly 60% built-out. Homebuilding on the Phase II site assembled by the Redevelopment Commission has been significantly impacted by the national slowdown in the housing market, and the initial program for residential construction is being reviewed. Over 130 single family homes have been sold and are occupied, but no additional lots have been sold this year. Planning work continues for the Village Center phase and on plans for development along South English to the north. Phase III – South English Street, now called Cottage Grove, is utilizing a holistic strategic planning process based on the Purpose Built Communities model.

The **South Elm Street Brownfield Redevelopment Project** continues to progress. Design of infrastructure improvements is essentially complete and some construction has been completed. Streetscape design is underway, with the first phase of construction anticipated for spring of 2016. Construction of the first development component is underway, and construction on the second component is anticipated to begin in mid 2016.

Development in the **Eastside Park** neighborhood is substantially complete. The final site in the neighborhood has been improved with two single-family homes, one of which has sold. The other is being marketed to households earning 80% AMI or less.

Economic Development

Environmental Protection Agency Brownfields Revolving Loan Program funds were used to capitalize a revolving loan fund for loans or sub-grants for cleanup of environmental contamination on publicly or privately owned property. The program involves identifying Brownfield sites and encouraging and expediting the remediation, reuse and redevelopment of these sites. Additionally, the program promotes reuse of existing buildings and new infill development that enhances economic viability and strengthens adjacent neighborhoods by returning business, community services, and housing choices. While the Revolving Loan Fund is available citywide, priority is given in those areas identified in the City's 2025 Comprehensive Plan as reinvestment areas and corridors.

The CDBG funded **Targeted Loan Pool** has been re-focused towards a CDFI for small business loan targeting. This direction was taken after the program suffered from the overall slow economy. Seven (7) small businesses received loans through the CDFI; over 50 jobs were created and/or retained. Additionally, the City provided \$200,000 for a new development in downtown Greensboro. The \$200,000 of CDBG dollars was leveraged with approximately \$3.3 million of private debt and equity (17 to 1). This project was completed in fall 2014 and enhanced economic competitiveness in the downtown area by providing additional much needed parking areas and community spaces in the middle of a newly thriving restaurant district.

The Bessemer Shopping Center in northeast Greensboro has been transferred to a private developer, and is currently being renovated.

2. CDBG NARRATIVES

2.1 Progress towards Expenditure and Accomplishment Goals

In 2014-2015, Greensboro continued to meet HUD's expenditure and funding commitments goals for the CDBG and HOME Programs. The City has an active monitoring plan to ensure that funds are expended in a timely manner, including provisions in all contracts with sub-recipients and contractors mandating performance within prescribed time periods.

CDBG Funds at 6/30/15:

	Budget \$	14-15 Expense \$	Total Expense \$	Balance \$
Total 04-05	2,811,937.00	0.00	2,789,413.63	13,523.37
Total 05-06	2,881,972.00	0.00	2,881,961.81	10.19
Total 06-07	2,212,772.00	15,450.00	2,187,657.91	25,114.09
Total 07-08	2,829,182.00	0.00	2,829,182.00	0.00
Total 08-09	2,516,097.00	5,668.35	2,511,297.02	4,799.98
Total 09-10	2,026,893.00	2,049.46	2,020,501.56	6,391.44
Total 10-11	2,573,559.00	16,180.00	2,556,332.04	17,236.96
Total 11-12	1,948,982.00	0.00	1,902,935.95	46,046.05
Total 12-13	1,992,288.00	178,025.22	1,940,899.22	51,388.78
Total 13-14	2,180,932.00	261,971.41	1,911,355.73	269,576.27
Total 14-15	2,146,926.00	1,519,204.77	1,519,207.77	627,721.23
Total all CD Active Accounts	26,121,540.00	1,998,549.21	25,059,731.64	1,061,808.36

Relationship of CDBG Expenditures to Plans and Strategies

In conformance with the City's Consolidated Plan, a majority of CDBG expenditures have been in support of neighborhood revitalization, housing rehabilitation, and economic development activities serving low and moderate income persons. CDBG expenditures were used for neighborhood revitalization activities primarily in the Bessemer, Willow Oaks, Arlington Park, Eastside Park and Ole Asheboro revitalization areas, the rehabilitation and repair of low and moderate income owner-occupied and renter-occupied housing units, and CDBG expenditures supported economic development strategies including the South Elm Redevelopment project and the Targeted Loan Pool.

2.2 Accomplishments vs. Planned Activities

In Greensboro's neighborhood revitalization program, sale of single family homes has been slower than hoped due to the overall housing industry slowdown.

Housing rehabilitation activities during the 2014-2015 year were comparatively less than the previous year due in part to not receiving a Lead Based Paint Hazard Control grant. Additional work continued in other programs, including Emergency Repair and Handicap Accessibility Loans.

Neither actions nor lack of action during the year hindered the accomplishment of Consolidated Plan goals.

2.3 National Objectives

All activities undertaken met one of the National Objectives for the CDBG program. The three National Objectives of CDBG programs include: To benefit low and moderate-income persons, to aid in the prevention or elimination of slums or blight, and to meet community development needs having a particular agency. Most activities targeted benefitting low-moderate income people.

2.4 Displacement Due to Acquisition, Rehabilitation or Demolition

In carrying out relocation activities the City of Greensboro follows all URA requirements for notification, determination of eligibility, and calculation of moving payments, RHP and 104(d), where applicable. The City's Neighborhood Development and Planning Departments manages all CDBG-required relocations in house. There were no displacements in FY 2014-2015.

2.5 Economic Development

The City's **Targeted Loan Pool Program**, approved November 11, 2003, secured partnerships with eight local lenders who provide 60% of the loan pool funds. To date, 20 small businesses have received funds through the Targeted Loan Pool Program. This includes the seven (7) small businesses assisted through the CDFI and the downtown development project that were reported as accomplishments in FY 2014-2015.

The restructuring of the loan pool program has made it more relevant in the current economy and better able to assist small businesses as they seek necessary capital to start and/or grow their businesses and create additional jobs in economically challenged areas of Greensboro. To date, the approved loans total over \$2.5 million (over \$1.3 million funded by the city) with a total job creation of over 100 full and part-time positions.

A redevelopment plan for the **South Elm Street** project was adopted by Greensboro City Council in 2007. Due to former land uses and resulting environmental contamination, the 10-acre site has been designated as a 'Brownfield' by the Environmental Protection Agency

(EPA). Project funding includes \$5.8 million in HUD & EPA grants and loans for redevelopment and cleanup of contamination. Deteriorated structures have been removed from the site, environmental remediation is complete and the Brownfield Agreement was completed in late 2014. The redevelopment plan calls for mixed-use development on the site, and the first component is now under construction, scheduled to open in mid-2016.

Other priorities identified under economic development included neighborhood revitalization, meeting basic needs of homeless people and people with special needs, and supporting public services.

2.6 Limited Clientele Activities

No activities to report.

2.7 Program Income

CDBG program income earned during the year totaled \$525,641.49. This was earned largely through mortgage collections from Rehabilitation Loans, First-time Homebuyer Loans, the Second Deferred Loan Program and the sale of property purchased with CDBG Funds. All CDBG program income is allocated for additional CDBG-eligible activities as part of the City's annual planning process.

2.8 Rehabilitation

Rehabilitation projects utilized multiple fund sources to complete repairs and upgrades on 8 units, 2 of which utilized CDBG Funds.

2.9 Neighborhood Revitalization Strategy

The consortium does not have any HUD approved Neighborhood Revitalization Strategy Areas.

3. HOME NARRATIVES

3.1 Distribution of HOME Funds Expended in 2014-2015

The Greensboro/Guilford/Burlington/Alamance Housing Consortium Agreement uses a method of allocation based on community needs in order to ensure that the funds are allocated based on those community needs. The criteria include a ratio of vacancy in adjusted rental units at or below the poverty level, the number of occupied rental units with deficiencies, rental units built before 1950 occupied by poor families, relative cost of producing housing for the jurisdiction, and number of families at or below the poverty level. The current percentage allocations are 64% Greensboro, 10% Guilford County, 17% Burlington and 9% Alamance County.

The 2010-2014 Consolidated Plan includes the following principles:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investment
- Value communities and neighborhoods
- Recognize the environment as a critical element of community sustainability

Rental housing development led HOME Program Consortium expenditures in addition to single-family homeownership development, housing rehabilitation, and the last of the TBRA program. **Burlington's** HOME expenditures were concentrated in owner-occupied rehabilitation activities at 100%. **Greensboro** spent its HOME funds on a mix of single family homeownership activities, rental development, housing rehabilitation, and TBRA.

The City of High Point withdrew from the Greensboro led HOME Consortium at the end of FY04/05 (Federal FY 2004) and is no longer a participating member. All remaining High Point funds from the Consortium were expended in FY 12-13 on a multi-family new construction project located at 3725 Admiral Drive.

3.2 HOME Match Report

A copy of the HUD-40107-A report will be enclosed.

3.3 HOME M/WBE Report

A copy of the HUD-40107, Annual Performance Report, Part III will be enclosed.

3.4 On-site Inspections of Rental Units, Affirmative Marketing and MWBE Outreach

When a draw is requested from any lender during construction, the City of Greensboro rehab staff reviews the schedule of values related to the payment and visits the site to ascertain that the work is completed in a workmanlike manner.

Once completed, HOME-funded rental projects are inspected by Neighborhood Development staff according the HUD prescribed frequency to validate their standard condition; occupancy by HOME eligible residents is reviewed at the project site. The City's Rehabilitation staff makes the site inspection and the Internal Audit Department reviews property financials. Only minor repairs have been noted in most projects. Policies are in place within the Consortium to address affirmative marketing and MWBE outreach. Compliance monitoring is part of the ongoing monitoring plan.

3.5 HOME Program Income

Program income earned during the year in Greensboro totaled \$95,549.97. This was largely earned through mortgage collections from Rehabilitation Loans, First-time Homebuyer Loans, and the Second Deferred Loan Program. Reported program income for Burlington totaled \$94,042.21 and totaled \$31,416.05 for Alamance County. Total program income for the Consortium was \$221,008.23.

Program income is mainly generated from the repayment of principal and interest from the Consortium-wide Homeowner Rehabilitation Program and the Homebuyer Assistance Program. Guilford Country received no program income during FY 2014-2015. All HOME program income is allocated for additional HOME eligible activities as part of the Consortium's annual planning process.

4. HOPWA NARRATIVE

The Housing Opportunities for Persons with AIDS (HOPWA) program serves persons with HIV/AIDS and their families by providing housing and referrals through Triad Health Project. In early 2011, HUD notified Greensboro that it was an area newly eligible to receive a Housing Opportunities for Persons with AIDS (HOPWA) formula grant. Since then the City has received the HOPWA grant for four consecutive years. The City has contracted with Central Carolina Health Network (CCHN), a non-profit agency, to administer the HOPWA grant.

Central Carolina Health Network was selected by the State as the administrative organization for the Region 4 network of HIV/AIDS services agencies through fiscal year 2016 which includes serving Guilford, Rockingham, and Randolph Counties. The majority of funding has been applied to Tenant Based Rental Assistance (housing vouchers). Each year more than 100 HOPWA eligible individuals/household members have benefited from the HOPWA funding in the Greensboro area. This number indicates that households funded through the HOPWA program have remained living in permanent housing and are not transitioning out of their housing authority placements.

Presently, there are 42 individuals with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance and are housed. 33 of these individuals live in Greensboro and are served through the Greensboro Housing Authority. In FY 14/15, a total of 57 beneficiaries were served throughout the 3 counties with Housing Subsidy Assistance. The increase in HOPWA funding has allowed CCHN, in collaboration with the Greensboro Housing Authority, to begin issuing additional HOPWA vouchers in Greensboro. In the coming months, CCHN will reduce the waiting list for Greensboro HOPWA assistance and will refer individuals to the Greensboro Housing Authority to receive HOPWA Vouchers. Program participants receive housing costs assistance based on their income and family size. They may receive full or partial rental subsidies and possibly utility assistance.

5. EMERGENCY SOLUTIONS GRANT NARRATIVE

Salvation Army of Greensboro received \$123,783, Family Service of the Piedmont received \$7,726 and Servant Center, Inc. received \$17,744 in Emergency Solutions Grant Funds. These allocations enabled the agencies to fulfill multiple Consolidated Plan strategies and objectives by running an emergency shelter and providing emergency financial assistance to prevent homelessness or assist individuals experiencing homelessness with re-housing. These programs assisted 514 individuals in Fiscal Year 2014-15.

Distribution of ESG Expenditures by Activity

The ESG funded program provided Homelessness Prevention services to help people maintain stable permanent housing or Homeless Assistance services to help people experiencing homelessness attain stable permanent housing.

Matching Resources

Agencies receiving ESG funds through the City of Greensboro reported additional funds of \$1,537,618 to match their \$149,253.

Agency's Emergency Assistance/Shelter Operations Programs	ESG Funds	Other Federal Funds	State/Local Funds	Private Funds	Other Funding Sources	Total Matching Funds
Family Service of the Piedmont	\$7,726	\$101,549	\$39,000	\$3,000	\$128,212	\$271,761
Servant Center	\$17,744	\$278,492	\$15,300	\$2,315	\$19,178	\$315,285
Salvation Army – Center of Hope	\$123,783	\$90,000		\$651,789	\$208,783	\$950,572

Homeless Discharge Coordination

Through various community efforts discharging individuals from foster care, medical facilities, and jails has been reduced. Improvement still needs to be made, especially with our local jail, but discharging an individual into homelessness is not the accepted practice in our community.

Self Evaluation

All ESG Activities aligned with the goals and objectives of the Consolidated Plan, which identified the services provided as community needs through input of the Continuum of Care.

CAPER CONTACT INFORMATION

For questions or additional information, please contact:

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